

PLANNING COMMISSION
COUNTY OF YORK
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Planning Commission held in the Board Room, York Hall, Yorktown, Virginia, on the ____ day of ____, 2004:

Present

Vote

Andrew A. Simasek, Chair
Alfred E. Ptasznik, Jr., Vice Chair
Alexander T. Hamilton
Robert D. Heavner
Nicholas F. Barba
John R. Davis
Frederick W. Harvell

On motion of _____, which carried ____, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF A REQUEST TO RECLASSIFY APPROXIMATELY 9.01 ACRES OF LAND LOCATED AT 7307 GEORGE WASHINGTON MEMORIAL HIGHWAY AND 122 WHITES ROAD FROM R20 (SINGLE-FAMILY RESIDENTIAL) TO IL (LIMITED INDUSTRIAL)

WHEREAS, Kenneth Dale Moore, c/o MRP, LLC has submitted Application No. ZM-84-04 (conditional) requesting to amend the York County Zoning Map by reclassifying from R20 (Single-Family Residential) to IL (Limited Industrial) approximately 9.01 acres of land located at 7307 George Washington Memorial Highway (Route 17) and 122 Whites Road (Route 1216) and further identified as Assessor's Parcel No. 24-133 and a portion of Assessor's Parcel No. 24-128, subject to conditions voluntarily proffered by the property owner; and

WHEREAS, said application has been forwarded to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the ____ day of ____, 2004, that Application No. ZM-84-04 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to amend the York County Zoning Map by reclassifying from R20 (Single-Family Residential) to IL (Limited Industrial) approximately 9.01 acres of land located at 7307 George Washington Memorial Highway (Route 17) and 122 Whites Road (Route 1216) and further identified as Assessor's Parcel No. 24-133 and a portion of Assessor's Parcel No. 24-128, and more fully described on the "Concept Plan; Property to be Rezoned from R20 (Residential) to IL (Limited Industrial)" prepared by Campbell Land Surveying, Inc. and dated March 1, 2004, a copy of which shall remain on file in the Planning Division. The property is more fully described and identified as follows:

All that certain lot, piece or parcel of land situate, lying and being in the County of York, Virginia, containing 9.01± acres, described as follows:

Beginning at a point, said point being located S 66-13-33 W, approximately 284.00 feet from the common corner where the properties of Edlow and Southside Investments LLC meet the westerly right of way of George Washington Memorial Highway; thence from the point of beginning thus established, S 66-13-33 W approximately 342.00 feet to a point; thence S 23-46-27 E, 160.97 feet to a point on the northerly right of way of Whites Road; thence along the northerly right of way of Whites Road S 66-07-06 W, 214.98 feet to a point at the end of Whites Road; thence along the end of Whites Road S 24-01-49 E, 25.00 feet to a point on the line with Edelin; thence along the property line with Edelin S 65-58-09 W approximately 886 feet to the centerline of a stream and the property of the City of Newport News (watershed property); thence along the centerline of the stream approximately 304 feet in a northerly direction to a point on the southerly boundary of Greene Industrial Park; thence with the line of Greene Industrial Park N 65-04-38 E approximately 1121 feet to a point; thence N 65-59-48 E approximately 247.00 feet to a point on the existing zoning boundary line; thence along the zoning boundary line S 39-36-00 E, 155.42 feet to the point of beginning, containing approximately 9.01 acres.

BE IT FURTHER RESOLVED that the Planning Commission recommends that approval of the above-mentioned application be subject to the conditions set forth in the proffer statement titled "Conditions voluntarily proffered for the reclassification of property identified as a portion of York County Assessor's Parcel 024 128 (7307 George Washington Memorial Hwy.) and York County Assessor's Parcel 024 133 (122 Whites Road), both located in the County of York, Virginia," signed by Kenneth Edlow, Ralph D. Edlow, Arthur F. Edlow, David M. Jernigan, property owners, and Kenneth Dale Moore (contract purchaser) and dated March 25, 2004, a copy of which shall remain on file in the Planning Division.